



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: March 30, 2011
AGENDA DATE: April 7, 2011
PROJECT ADDRESS: 34 W. Victoria Street (MST2009-00266)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner. *AD for DYK*
 Allison De Busk, Project Planner. *AD*

I. INTRODUCTION

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the approved mixed-use development located at 34 W. Victoria Street. On August 12, 2010, the Planning Commission approved a Development Plan and Tentative Subdivision Map for a mixed-use development at 34 W. Victoria Street. This previously approved project involved the demolition of the existing 20,125 square foot commercial building (formerly occupied by Vons supermarket) and associated parking lot, and the construction of a new mixed-use development containing 23,125 square feet of commercial space and 37 residential condominiums above an underground parking garage containing 78 parking stalls.

II. PROJECT DESCRIPTION

The project has received Project Design Approval from the Historic Landmarks Commission. The applicant is requesting a Substantial Conformance Determination to add approximately 3,437 square feet (s.f.) of floor area to the underground parking garage to accommodate back-of-house storage, etc. for the commercial development. Other changes include the footprint of the underground parking garage, and minor design changes as a result of Historic Landmarks Commission review. The proposal does not increase the building's footprint or height. The request would require the City Council to approve an allocation of 3,437 s.f. of new non-residential square footage under the designation of Economic Development (SBMC §28.87.300).

The specific changes requested include:

- Adding 4,296 s.f. of commercial storage ("back-of-house") area to the basement to serve the public market and retail uses above;
- Eliminating some commercial floor area on the first floor (-903 s.f.), for a net increase of 3,437 s.f.;
- Adding three commercial parking spaces;

- Eliminating the “car share” use and converting those two assigned parking spaces to general commercial use; and
- Changing the layout of the basement to reduce construction costs, including pulling back from the property lines, moving and reallocating the bike storage, rearranging the residential storage space, eliminating control gates, and enlarging the mechanical area.

III. REQUIRED APPLICATIONS

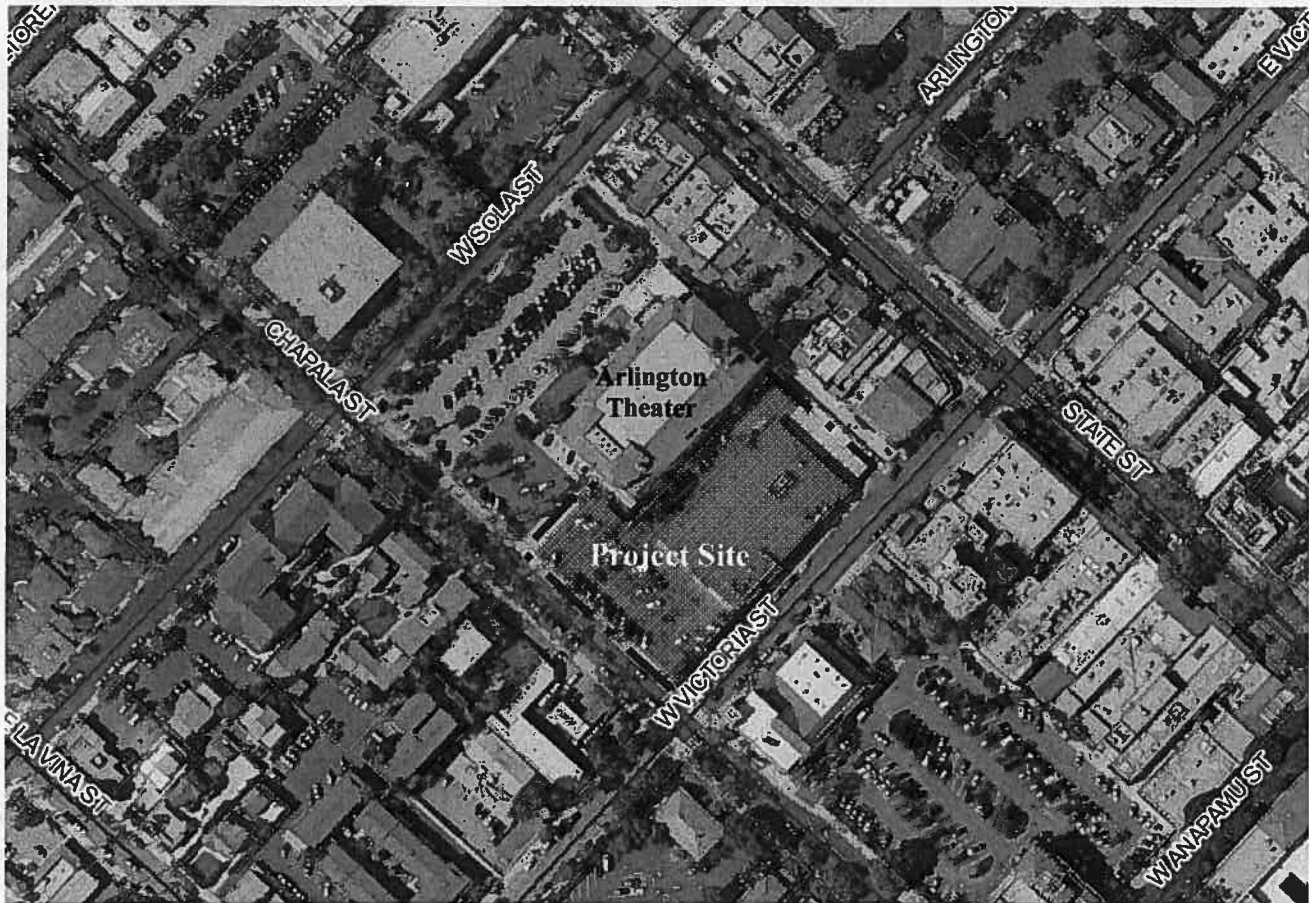
The current discretionary requests for this project are:

1. A Substantial Conformance Determination that the additional construction of 3,437 square feet of nonresidential floor area and the associated changes to the basement configuration is consistent with the previously approved Development Plan (SBMC §28.87.300).
2. City Council allocation of 3,437 square feet of nonresidential square footage to the project under the designation of Economic Development (SBMC§28.87.300).

The Planning Commission is being asked to provide recommendations to the Community Development Director and City Council regarding the requests identified above.

IV. RECOMMENDATION

Staff requests that the Planning Commission: 1) Provide staff with comments regarding the supportability of a Substantial Conformance Determination (SCD); and 2) provide a recommendation to the City Council regarding the Economic Development square footage allocation.



Vicinity Map – 34 W. Victoria Street

V. SUBSTANTIAL CONFORMANCE

The SCD process is a standard part of the land development review process, as changes to projects are regularly proposed as a project progresses from one stage to another. Levels of substantial conformance (Levels I through IV) recognize that some changes are minor while other proposed changes may be major. The standard of review is to determine if the project with the proposed changes is still consistent with the earlier project approvals.

The Community Development Department staff is responsible for making substantial conformance determinations, and depending on the scope of the request, this can occur with or without Planning Commission's input. Because this project requires a formal recommendation to the City Council for the requested Economic Development square footage, the Substantial Conformance Determination (SCD) is being handled as a Level IV SCD, which requires formal input from the Planning Commission.

The applicant has determined that in order to satisfy the needs of potential tenants of the public market and retail tenants, additional "back-of-house" / storage square footage is required. Given the types of uses anticipated in the building, the proposed additional space needs to be secured and conditioned. As such, it is counted as nonresidential floor area and subject to the requirements and limitations of

SBMC §28.87.300 (refer to Economic Development discussion below). The additional floor area is proposed to be located under the footprint of the approved market building, and as an expansion of the approved underground garage. The request represents an increase in commercial square footage of approximately 14.8% over the previously approved project. However, all new square footage is proposed in the basement, so it does not add mass or height to the approved development.

Per the City's Parking Ordinance, the additional square footage must have adequate parking. As such, the proposal requires 42 parking spaces. This is an increase of five spaces over what was approved. To comply with the requirement to provide five additional parking spaces, the applicants are proposing to create three new parking spaces, and eliminate the previously proposed "car share" use, converting the two parking spaces associated with that use to commercial parking.

Staff is inclined to grant this request based on our initial review of the information submitted; however, the Planning Commission's input is an important part of making a final determination. Staff does not have any recommended changes or additions to the prior conditions of approval for the project.

VI. ECONOMIC DEVELOPMENT

The applicant does not have any available floor area remaining on the subject property because the approved project utilized all of the Minor and Small Addition floor area available (3,000 s.f. total), in addition to credit for demolished floor area (20,125 s.f.). In order to add more nonresidential square footage to the project, the applicant has requested that the proposed floor area be designated as "Economic Development" square footage. The Economic Development category was added to the Charter through a ballot measure in 1995, and was intended to provide for unanticipated future needs related to the City's economic health. The Economic Development category is supplied with square footage based on expired Approved and Pending Projects (as defined in SBMC, §28.87.300) and unallocated Small Additions (any unused amount from the annual 30,000 square foot allotment). Currently, there is 541,447 square feet available in the Economic Development category (see Exhibit F for a table of projects with Preliminary or Final Economic Development Designations).

The Municipal Code defines an Economic Development Project as follows:

A project which has been designated by the City Council as a project that is consistent with the City Charter, General Plan and this Title, will enhance the standard of living for City and South Coast residents and will strengthen the local or regional economy by either creating new permanent employment opportunities or enhancing the City's revenue base. An Economic Development Project should also accomplish one or more of the following:

- a. Support diversity and balance in the local or regional economy by establishing or expanding businesses or industries in sectors which currently do not exist on the South Coast or are present only in a limited manner; or
- b. ~~Provide new recreational, educational, or cultural opportunities for City residents and visitors; or~~
- c. Provide products or services which are currently not available or are in limited supply either locally or regionally.

For the purposes of this Section, "standard of living" is defined as wages, employment, environment, resources, public safety, housing, schools, parks and recreation, social and human services, and cultural arts.

Approval of an SCD for this project with Economic Development floor area requires a finding that there are no potentially significant unmitigated impacts on important community resources, including water, housing and traffic capacity.

Staff believes that the project would qualify for the Economic Development floor area because the public market component would support diversity and balance in the local economy by establishing or expanding businesses in sectors that are present only in a limited manner currently. The project would also have no significant impacts on traffic (see Environmental Review discussion below), water or housing. The City Council will make the final determination, and feedback from the Planning Commission is appreciated.

VII. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Brian Cearnal, Architect	Property Owner:	Victoria Street Partners, LLC
Parcel Number:	039-131-016	Lot Area:	58,715 s.f. (1.35 acres)
General Plan:	Offices and Residential	Zoning:	C-2 Commercial Zone
Existing Use:	parking lot and currently vacant building (formerly occupied by a Vons supermarket)	Topography:	relatively flat, with a gentle slope from the north/west to the south
Adjacent Land Uses:			
North – Arlington Theater		East - commercial	
South – Victoria Hall / Teen Center		West – commercial and residential	

B. PROJECT STATISTICS

The project with the proposed changes would continue to satisfy all requirements and limitations of the C-2 Zone (including setbacks, height, density, open space, etc.). The only zoning change is related to parking and is identified in the table below.

		Approved		Proposed	
Total Commercial Area		23,125 net s.f.		26,562 net s.f. (3,437 s.f. addition; 14.8% increase)	
	Basement		241 net s.f.		4,581 net s.f.
	1 st Floor		22,884 net s.f.		21,981 net s.f.
Living Area		38,711 net s.f.		38,289 net s.f. (-422 net s.f., 1% decrease)	
Accessory Residential Space		7,577 net s.f.		7,103 net s.f. (-474 net s.f., 6% decrease)	
Parking Area		30,471 net s.f. underground (excludes ramp)		31,256 net s.f. underground (785 net s.f., 2.6% increase)	
TOTAL		99,884 net s.f.		103,210 s.f. (3,326 net s.f., 3.3% increase)	
Parking (commercial = 1/500 s.f. w/a 20% zone of benefit reduction; residential = 1/unit + 1/guest room)		39 residential spaces required; 39 provided 37 commercial spaces required; 37 provided plus 2 car share spaces		39 residential spaces required; 39 provided 42 commercial spaces required; 42 spaces provided (no car share)	

VIII. ISSUES

A. **DESIGN REVIEW**

Following Planning Commission approval of the project, the Historic Landmarks Commission (HLC) granted Project Design Approval on September 1, 2010 (Exhibit C). Two HLC subcommittee meetings were held following that approval, and In-Progress Reviews were held on February 2, 2011 (see Minutes, Exhibit D) and March 16, 2011 by the full HLC. The HLC has had positive comments on the project as a whole. The residential lobby (referred to as the "gateway" in Exhibit D) has been a major focus of review, and further refinements are continuing. Another In-Progress Review is scheduled for March 30, 2011. The HLC had no comments on the additional floor area, as it does not impact the building design as seen by the public.

B. ENVIRONMENTAL REVIEW

The project involves the addition of additional back-of-house square footage to the project site. This additional square footage will have little or no impact on the project's appearance from the street, and therefore no impacts to visual resources or the adjacent historic structures. The additional square footage will result in additional traffic, both short- and long-term.

An Updated Traffic Impact Analysis (Exhibit E) was prepared to analyze potential traffic-related impacts from the project with the inclusion of the new underground storage area. A total of 467 average daily trips (ADT), 17 A.M. peak hour trips and 32 P.M. peak hour trips would be generated as a result of the project. This represents 213 more ADT, 6 more A.M. and 19 more P.M. peak hour trips than the approved project. The Analysis concludes that, even with the additional commercial square footage proposed and corresponding increase in vehicle trips, the project would not create any significant project-specific or cumulative traffic impacts.

The increase in vehicle trips would also result in a small increase in air quality impacts due to vehicle emissions; however, project impacts on long-term (area source and operational) emissions would continue to be less than significant because the emissions would be substantially below the City's adopted thresholds.

In terms of grading quantity, it is still estimated at 20,000 cubic yards of cut and export from the project site. This is unchanged from the approved project because the initial calculations overestimated actual grading quantities. Therefore, the additional underground area will not result in construction impacts greater than those initially analyzed.

Staff believes that the project would continue to be exempt from environmental review.

IX. NEXT STEPS

Following Planning Commission review, the Economic Development request will be scheduled on a City Council agenda for preliminary and final allocation of Economic Development square footage. Following Council action on the request, the Community Development Director will make the decision to approve or deny the substantial conformance request.

Exhibits:

- A. SCD Applicant Letter and Plans dated March 2, 2011
- B. Economic Development Request Letter dated March 2, 2011
- C. HLC Minutes, September 1, 2010
- D. HLC Minutes, February 2, 2011
- E. Updated Traffic Impact Analysis dated March 8, 2011
- F. Economic Development Designations Table

DUDEK

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March 2, 2011

Mr. Paul Casey
Community Development Director
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

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CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: *Request for Determination of Substantial Conformance of Proposed Revisions to the Originally Approved 34 W. Victoria Street Project; MST 2009-00266*

Dear Paul:

The purpose of this submittal is to request that you, as Community Development Director, find and determine that the revisions, which are described in this letter and the attachments, are in substantial conformity with the originally approved 34 W. Victoria Street Project.

During the preparation of the final plans for the Project, the owners (Victoria Street Partners, LLC), having received input from perspective retail tenants, concluded that it would be necessary and beneficial for the retail tenants to have additional "back-of-house/storage" areas. In this regard, this "back-of-house/storage" space is being proposed to be located in the "basement" area of the Project, and as such, would not affect the aesthetic values of the approved Project. Additionally, as the proposed "back-of-house/storage" use is just that, there would not be any new impacts associated with either parking or traffic generation.

Victoria Street Partners, LLC is also proposing minor adjustments to the subterranean garage configuration (increased setbacks from the property lines) in order to reduce the costs of garage construction. This results in commensurate increases in the "footprint" of the subterranean garage, and the creation of approximately 3,437 square feet of new basement space to be utilized for "back-of-house/storage" for the retail tenants, located underneath the ground-floor retail space that would be serviced by a lift.

We trust this letter, the attached Exhibits, and the Plans prepared by Cearnal Andrulaitis, LLP will demonstrate the changes requested by Victoria Street Partners, LLC are in substantial conformity with the originally approved 34 W. Victoria Street Project, and remains in compliance with respect to: view issues, traffic, and parking parameters.

The minor revisions to the August 12, 2010 approved 34 W. Victoria Street Project are as follows:

Unoccupied Storage Space

The proposed minor revision to the approved 34 W. Victoria Street Project includes the inclusion of "back-of-house/storage" space for the retail tenants, proposed to be located in the "basement" area of the Project.

EXHIBIT A

In order to create this basement “back-of-house/storage” space, the following modifications are proposed:

- **Garage.** The subterranean garage has moved “inboard” from the property lines and has been expanded westward towards Chapala Street, in order to offset the parking spaces removed by the new garage setbacks; see sheets labeled “A102 & A103” on the attached set of plans (refer to Exhibits “A” and “C”).
- **“Back-of-House/Storage” Space.** Approximately 4,300 square feet of new basement space is proposed to be created for “back-of-house/storage” for the retail tenants, located underneath the ground-floor retail market space, that would be serviced by a lift; see sheets labeled “A103 & A104” on the attached set of plans (refer to Exhibits “A” and “C”).
- **Minor Project Adjustments Necessitated by Changes to the Subterranean Garage.**
A summary of these refinements is provided in table on next page:
 - Elimination of Control Gates
 - Relocation of Bike Storage
 - Enlargement of Mechanical Space
 - Rearrangement of Private Residential Storage

		APPROVED (Gross/Net SF)	PROPOSED (Gross/Net SF)	CHANGE (Gross/Net SF)
Commercial Floor Area				
Garage Commercial				
	Market Storage	0	4,490/4,296	+4,490/+4,296
	Elevators	116/65	77/32	-39/-33
	Lockers/Showers	142/124	186/157	+44/+33
	Bike Storage	0/0	109/96	+109/+96
	Mechanical	72/52	0	-72/-52
1st Floor Commercial				
	Market	15,352/14,703	15,222/14,665	-130/-38
	Commercial	7,935/7,490	7,911/7,316	-24/-174
	Service Area	734/691	0/0	-734/-691
Total Commercial		24,351/23,125	27,996/26,562	+3,645/+3,437
Parking & Service Floor Area				
	Upper Level Parking	15,923/15,543	13,965/13,569	-1,958/-1,974
	Lower Level Parking	15,543/13,580	18,178/17,687	+2,635 /+4,107
	Service Area	1,261/1,174	1,304/1,206	+43/+32
Residential Floor Area				
1st Floor Residential		14,484/13,354	15,020/13,411	+536/+57
2nd Floor Residential		15,919/14,822	15,892/14,581	-27/-241
3rd Floor Residential		11,266/10,535	11,239/10,297	-27/-238
Total Residential		41,668/38,711	42,151/38,289	+483/+422
Residential Accessory Floor Area				
Garage Accessory Uses		4,303/3,829	3,376/3,536	-927/-293
1st Floor Accessory Uses		2,589/2,185	2,326/2,047	-263/-138
2nd Floor Accessory Uses		1,648/1,512	1,627/1,464	-21/-48
3rd Floor Accessory Uses		70/51	77/56	+7/+5
Total Res. Accessory Uses		8,611/7,577	7,406/7,103	-1,205/-474
Building Area Per Floor				
Garage		36,055/34,541	40,865/39,373	+4,810/+4,832
1st Floor		41,095/38,423	41,415/38,315	+320/-108
2nd Floor		17,567/16,334	17,519/16,045	-48/-289
3rd Floor		11,336/10,586	11,316/10,353	-20/-233
Total Building Area (Excludes Garage)		69,998/65,343	70,250/64,713	+252/-630

Mr. Paul Casey
34 W. Victoria Street Project
March 2, 2011
Page 4

A complete description of the Proposed 34 W. Victoria Street Project statistics (Square Footage Breakdown, Site Plans/Floor Plans/Elevations) is attached as Exhibit "C".

Parking Analysis

We are adding 3 parking spaces and deleting 2 "car share" spaces; see sheets labeled "A102 & A103" on the attached set of plans (refer to Exhibits "A" and "C").

Measure E Analysis

The revised 34 W. Victoria Street Project requires approximately 3,437 square feet of new basement space to be utilized for "back-of-house/storage" for the retail tenants, which will require additional Measure E square footage. The 34 W. Victoria Street Project proposes to utilize square footage available from the City's "Economic Development Project" pool. Please refer to a separate request for Measure E "Economic Development Project" square footage.

If you have any questions, need further documentation, or wish to further discuss this request with the Applicant, please do not hesitate to contact me.

Sincerely yours,



Kenneth E. Marshall, AICP
Principal

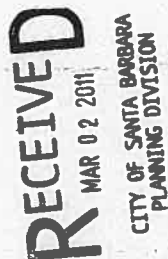
Enclosures

cc: Stephen P. Wiley, Esq.
Bettie Weiss
Allison De Busk
Margaret L. Cafarelli
Brian Cearnal

EXHIBIT A

SQUARE FOOTAGE BREAKDOWN

- **Cover Sheet “A-0” (Approved Project Statistics [dated 7/5/10])**
 - **Cover Sheet “A-000” (Proposed Project Statistics [dated 2/28/11])**
 - **PC Approved Garage Plan Sheet “A-2” (dated 7/05/11)**
 - **Proposed Garage Plan Sheet (dated 2/28/11)**
 - **Comparison of Approved vs. Proposed Garage Plan Sheet (dated 2/28/11)**
-



Victoria Small Partners, LLC
34 West Victoria Street
Santa Barbara, CA 93101

[illegible]

CODE ANALYSIS		COMMERCIAL FLOOR AREA		RESIDENTIAL FLOOR AREA		BUILDING AREA PER FLOOR		PROJECT STATISTICS		DRAWING INDEX	
<p>PROJECT NAME: [REDACTED]</p> <p>OWNER: [REDACTED]</p> <p>DESIGNER: [REDACTED]</p> <p>DATE: [REDACTED]</p>		<p>COMMERCIAL FLOOR AREA (SHEET 1)</p> <p>10000 SQ. FT.</p> <p>10000 SQ. FT.</p> <p>10000 SQ. FT.</p>		<p>RESIDENTIAL FLOOR AREA (SHEET 2)</p> <p>10000 SQ. FT.</p> <p>10000 SQ. FT.</p> <p>10000 SQ. FT.</p>		<p>BUILDING AREA PER FLOOR</p> <p>10000 SQ. FT.</p> <p>10000 SQ. FT.</p> <p>10000 SQ. FT.</p>		<p>PROJECT STATISTICS</p> <p>10000 SQ. FT.</p> <p>10000 SQ. FT.</p> <p>10000 SQ. FT.</p>		<p>DRAWING INDEX</p> <p>10000 SQ. FT.</p> <p>10000 SQ. FT.</p> <p>10000 SQ. FT.</p>	
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DEPARTMENTS NOTES	
<p>1. The following information was obtained from the records of the Department of Health and Human Services, Office of the Assistant Secretary for Health Policy and Statistics, regarding the status of the Department's efforts to implement the provisions of the Health Care Reform Act of 1986 (Public Law 99-273) which require the Department to develop and submit to Congress a report on the status of the Department's efforts to implement the provisions of the Act.</p> <p>2. The Department has been working to develop and submit to Congress a report on the status of the Department's efforts to implement the provisions of the Act. The report is being developed by the Department's Office of the Assistant Secretary for Health Policy and Statistics, and is expected to be submitted to Congress in the near future.</p> <p>3. The Department has been working to develop and submit to Congress a report on the status of the Department's efforts to implement the provisions of the Act. The report is being developed by the Department's Office of the Assistant Secretary for Health Policy and Statistics, and is expected to be submitted to Congress in the near future.</p>	<p>4. The Department has been working to develop and submit to Congress a report on the status of the Department's efforts to implement the provisions of the Act. The report is being developed by the Department's Office of the Assistant Secretary for Health Policy and Statistics, and is expected to be submitted to Congress in the near future.</p> <p>5. The Department has been working to develop and submit to Congress a report on the status of the Department's efforts to implement the provisions of the Act. The report is being developed by the Department's Office of the Assistant Secretary for Health Policy and Statistics, and is expected to be submitted to Congress in the near future.</p> <p>6. The Department has been working to develop and submit to Congress a report on the status of the Department's efforts to implement the provisions of the Act. The report is being developed by the Department's Office of the Assistant Secretary for Health Policy and Statistics, and is expected to be submitted to Congress in the near future.</p>

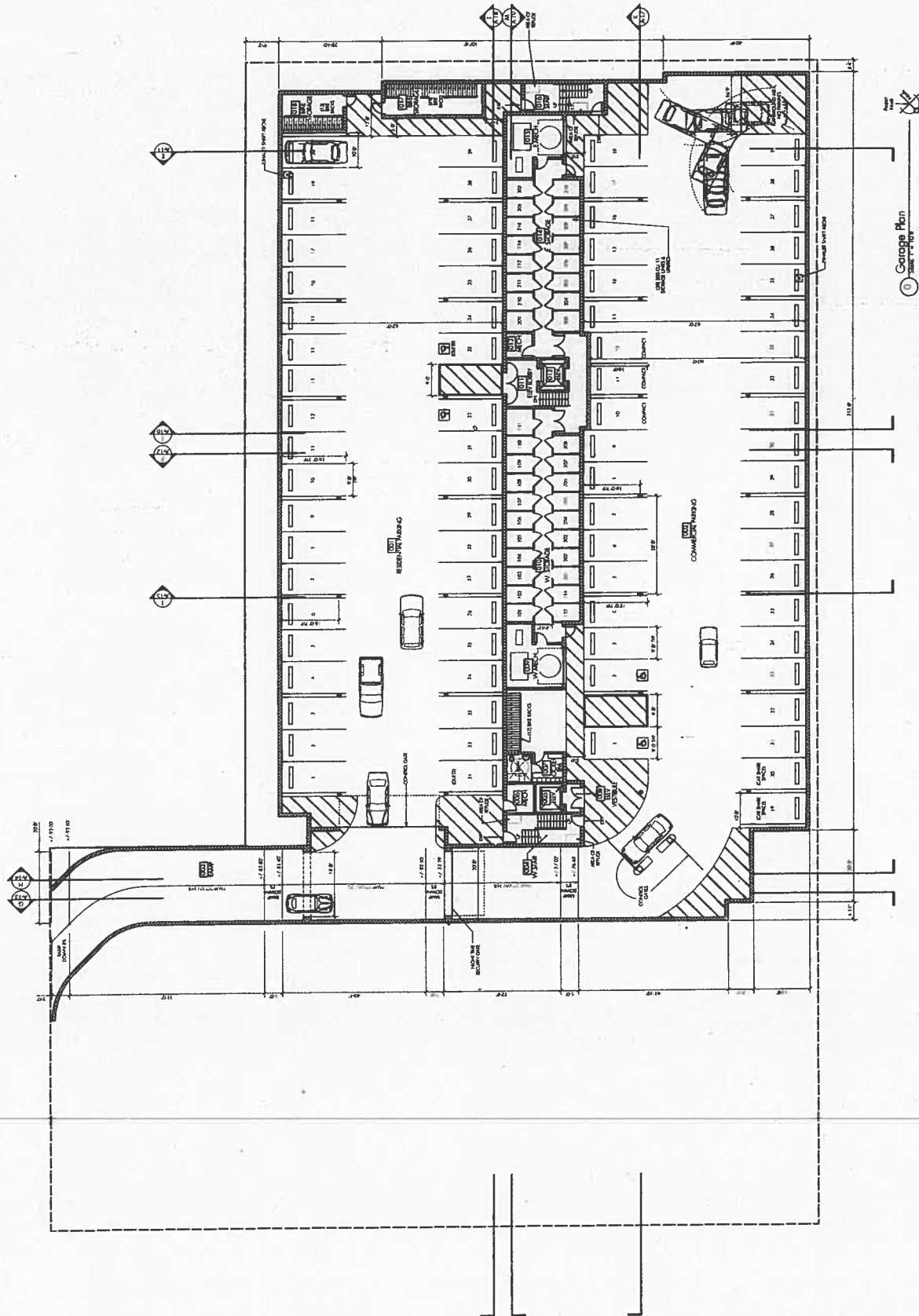


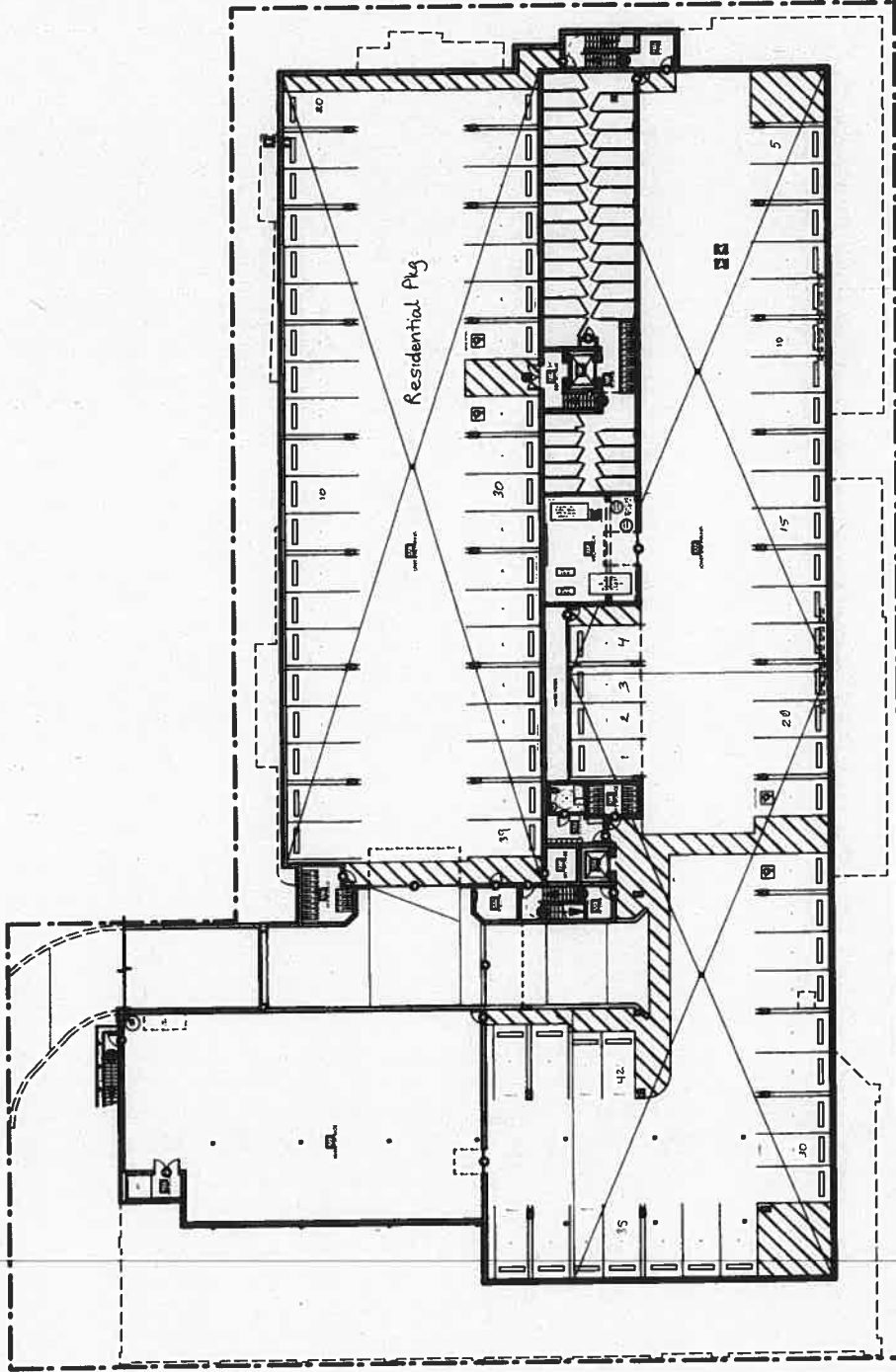
Approved Project

Proposed Project for:
Viciana Steel Furniture, LLC
34 West Victoria Street
Snohomish, WA 98296

JOB NUMBER	00-019	
COMMENTS	DANCE HALL	
DESIGNED BY	AAA	
CHECKED BY	AAA	
DATE: 11/11/11		
PROJECT LOCATION: 34 West Victoria Street, Snohomish, WA 98296		
PROJECT TYPE: DANCE HALL		
DATE: 11/11/11		
REVISIONS:		
NO.	DATE	DESCRIPTION
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Proposed SCD

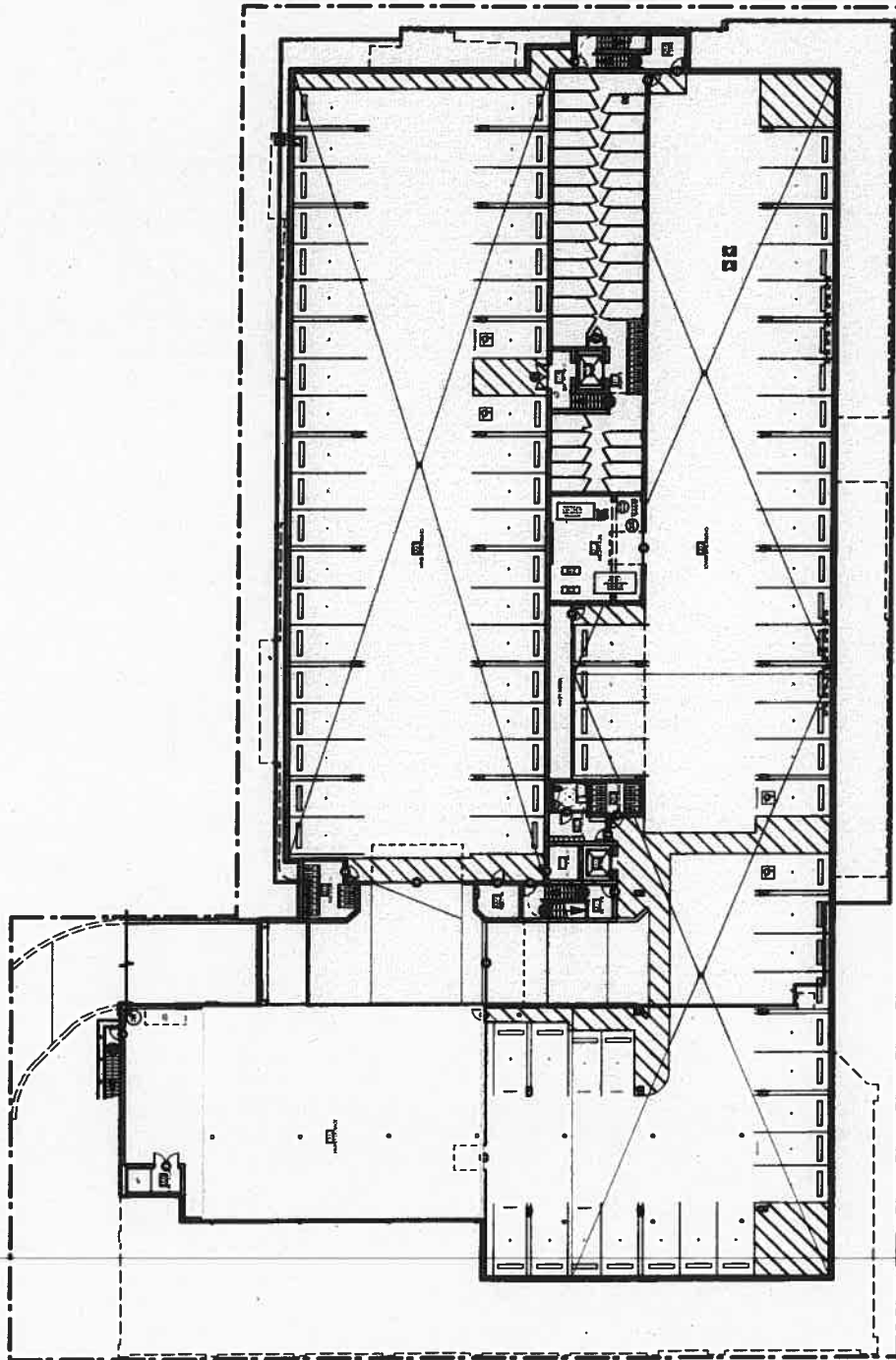
Proposed Garage Plan

Project Name: 34 West Victoria



Project #: 08019

Date: 02.28.11





Legend

-  Bldg Outline of PC Approved Garage
-  Bldg Outline of Proposed Garage
- *Measure E* Economic Development (3,437 SF)

Comparison of Approved vs. Proposed

Project Name: 34 West Victoria
 Project #: 08019
 Date: 02.28.11





621 CHAPALÁ STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

March 2, 2011

Mr. Paul Casey
Community Development Director
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Subject: *Request for Measure E Square Footage, From the City's "Economic Development Project" Pool, For Proposed Revisions to the Originally Approved 34 W. Victoria Street Project; MST 2009-00266*

Dear Paul:

The purpose of this letter is to formally request 3,437 square feet of Measure E square footage from the City's "Economic Development Project" Pool, which relate to Proposed Revisions to the Originally Approved 34 W. Victoria Street Project; MST 2009-00266. Please refer to a separate request for a Substantial Conformance Determination relating to Proposed Revisions to the Originally Approved 34 W. Victoria Street Project; MST 2009-00266, which necessitate this additional Measure E square footage.

During the preparation of the final plans for the Project, the owners (Victoria Street Partners, LLC), having received input from perspective retail tenants, concluded that it would be necessary and beneficial for the retail tenants to have additional "back-of-house/storage" areas. In this regard, this "back-of-house/storage" space is being proposed to be located in the "basement" area of the Project, and as such, would not affect the aesthetic values of the approved Project. Additionally, as the proposed "back-of-house/storage" use is just that, there would not be any new impacts associated with either parking or traffic generation.

We believe the Proposed Revisions to the Originally Approved 34 W. Victoria Street Project is meritorious of Measure E (Economic Development Project) square footage for the following reasons:

- The Proposed Revisions to the Originally Approved 34 W. Victoria Street Project is consistent with the City Charter, General Plan and Section 28.87.300.3 of the Municipal Code;

As identified in Section V of the staff report (dated August 5, 2010 for the August 12, 2010 Planning Commission hearing), the project complies with all provisions of the City's Zoning Ordinance (Title 28).

- The Proposed Revisions to the Originally Approved 34 W. Victoria Street Project will enhance the standard of living for City and South Coast residents, as it will create a new downtown public market, the likes of which are not presently available to City and South Coast residents;
- The Proposed Revisions to the Originally Approved 34 W. Victoria Street Project will strengthen the local economy by creating new permanent employment opportunities relating to new jobs associated with the new public market and retail spaces;
- The Proposed Revisions to the Originally Approved 34 W. Victoria Street Project eliminate the need for Project retail tenants to rent off-site storage facilities thereby reducing associated traffic impacts;
- Similar to the Originally Approved 34 W. Victoria Street Project, the Proposed Revisions do NOT require any Municipal Code "modifications"; and,
- The Proposed Revisions to the Originally Approved 34 W. Victoria Street Project will enhance the City's revenue base by creating a new downtown public market, creating new and increased property taxes and sales taxes for the City.

In addition, Proposed Revisions to the 34 W. Victoria Street Project will accomplish the following:

- Support diversity and balance in the local economy by establishing and expanding new businesses (via the introduction of a new downtown public market) which does not currently exist on the South Coast; and,
- Provide a new downtown public market, which is currently not available locally.

Additional Findings:

As identified in Section V of the staff report (dated August 5, 2010 for the August 12, 2010 Planning Commission hearing), the project complies with all provisions of the City's Zoning Ordinance (Title 28).

As described in Section VI of the staff report (Planning Commission Staff Report dated August 5, 2010, for the August 12, 2010 Planning Commission hearing), the project is an infill mixed-use project proposed in an area where commercial and residential development are permitted uses. The project is located in Downtown Santa Barbara, in the delineated Central Business District (CBD), an area envisioned for higher intensity commercial uses. Given the site's location near the northern edge of the downtown and CBD, development as proposed, is appropriate. The project is adequately served by public streets, public transportation and utilities.

As described in Section VI of the staff report (Planning Commission Staff Report dated August 5, 2010, for the August 12, 2010 Planning Commission hearing), the design has been reviewed by the City's design review board (Historic Landmarks Commission), which found the architecture and site design appropriate. Specifically, the project has been designed to be sensitive to the adjacent Arlington Theater, a designated City Landmark. The immediate neighborhood contains a mixture of one and two-story developments, with primarily one-story buildings fronting on State Street and the much taller Arlington Theater to the north and the Victoria Theater to the south. The project contains one- and two-story development along the street (Chapala and Victoria), with three story structures located on the interior of the lot. The project includes courtyards and paseos, consistent with the historic and encouraged development pattern in the area. Final review of the project, including architectural details, outdoor lighting, mechanical equipment and landscaping will be provided by the Historic Landmarks Commission.

As described in Section VI C. 5. of the staff report (Planning Commission Staff Report dated August 5, 2010, for the August 12, 2010 Planning Commission hearing), adequate City services, including water, are currently available to the project site. Water resource impacts are not anticipated as a result of the construction of new nonresidential floor area.

As explained in Section VI C.4 of the staff report (Planning Commission Staff Report dated August 5, 2010, for the August 12, 2010 Planning Commission hearing), the project will not generate substantial traffic and will not significantly affect any area intersections.

The project site is adequately served by existing public streets and utilities. No traffic improvements are required as part of the project; however, required sidewalk improvements must be completed prior to project occupancy, as outlined in the project's conditions of approval.

In conclusion, we believe the Proposed Revisions to the 34 W. Victoria Street Project is meritorious of Measure E (Economic Development Project) square footage and the required "Findings" can be made as describe above, and as such, we respectfully request that the Revised 34 W. Victoria Street Project be provided with these Measure E credits.

If you have any questions, need further documentation, or wish to further discuss this request with the Applicant, please do not hesitate to contact me.

Sincerely yours,



Mr. Paul Casey
34 W. Victoria Street Project
March 2, 2011
Page 4

Kenneth E. Marshall, AICP
Principal

Enclosures

cc: Stephen P. Wiley, Esq.
Bettie Weiss
Allison De Busk
Margaret L. Cafarelli
Brian Cearnal

Public comment opened at 2:02 p.m.

Kellam de Forest: commented on the possibility of volunteer recruitment.

An e-mail in support from Frank and Linda Jamali was read into the record.

Public comment closed at 2:04 p.m.

Motion: Final Approval as submitted.

Action: Suding/Pujo, 8/0/0. (Shallanberger absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 2:11 P.M. TO 2:16 P.M. ****

PRELIMINARY REVIEW

4. 34 W VICTORIA ST

C-2 Zone

(2:16)

Assessor's Parcel Number: 039-131-016

Application Number: MST2009-00266

Owner: Victoria Street Partners, LLC

Architect: Cearnal Andrulaitis Architecture

Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (old Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 78 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and development plan.)

(Preliminary Approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 009-10.)

Present: Brian Cearnal, and Joe Andrulaitis, Architects
Martha Degasis, Landscape Architect
Margaret Caparelli, Applicant; Post-Hazeltine, Historical Consultants

Public comment opened at 2:45 p.m.

Kellam de Forest: commented on the roof, the parking ramp, and views.

Ed Laing: requested reinstallation of story-poles.

Public comment closed at 2:49 p.m.

Straw vote: How many Commissioners can support the proposed plastered southerly bridge? 8/0/0.

Chair Naylor requested volunteers to serve on a subcommittee: Adams, Drury, Naylor and Pujo volunteered.

1st failed

Motion:

Preliminary Approval with the following comments:

- 1) The mass, bulk, and scale of project is generally acceptable.
- 2) Continue to pursue alternatives to open the pedestrian circulation and views from the public street to the Arlington. Manipulate the mass, size, dimensions and explore the northwest ramp at that corner which appears too contrived. Perhaps reduce the mass of the building behind and retain the geometric form to provide a better access opening.
- 3) Provide openings to the market that offer a more traditional, transparent feel.
- 4) As proposed, the roof deck trees are too large. Provide more potted plants in the paseos.
- 5) Provide a more transparent landscaping approach on the second floor deck to allow views to the Arlington Theater and reduce screening.
- 6) There was no consensus regarding the upper level bridges.

Action:

Suding/Drury, 3/5/0. (Boucher/Drury/Murray/Naylor/Sharpe opposed.) (Shallanberger absent.) Motion failed.

Withdrawn

Motion:

Continued indefinitely to the 34 W. Victoria Street Subcommittee with the following comments:

- 1) The mass, bulk, and scale of project is generally acceptable.
- 2) Continue to pursue alternatives to open the pedestrian circulation and views from the public street to the Arlington. Manipulate the mass, size, dimensions and explore the northwest ramp at that corner which appears too contrived. Perhaps reduce the mass of the building behind and retain the geometric form to provide a better access opening.
- 3) Provide openings to the market that offer a more traditional, transparent feel.
- 4) As proposed, the roof deck trees are too large. Provide more potted plants in the paseos.
- 5) Provide transparent landscaping on the second floor deck to allow views to the Arlington Theater.
- 6) There was no consensus regarding the upper level bridges.

Action:

Pujo/Drury. (Shallanberger absent.) Motion withdrawn.

2nd failed

Motion:

Preliminary Approval with the following comments:

- 1) The mass, bulk, and scale of project is generally acceptable.
- 2) Continue to pursue alternatives to open the pedestrian circulation and views from the public street to the Arlington. Manipulate the mass, size, dimensions and explore the northwest ramp at that corner which appears too contrived. Perhaps reduce the mass of the building behind and retain the geometric form to provide a better access opening.
- 3) Provide openings to the market that offer a more traditional, transparent feel.
- 4) As proposed, the roof deck trees are too large. Provide more potted plants in the paseos.
- 5) Provide transparent landscaping on the second floor deck to allow views to the Arlington Theater.
- 6) There was no consensus regarding the upper level bridges.

Action

Suding/Adams, 4/4/0. (Boucher/Murray/Naylor/Sharpe opposed. Shallanberger absent.) Motion failed.

Motion: Preliminary Approval and continued indefinitely to the 34 W. Victoria Street Subcommittee with the following comments:

- 1) The mass, bulk, and scale of project is generally acceptable.
- 2) Continue to pursue alternatives to open the pedestrian circulation and views from the public streets to the Arlington Theater. Manipulate the mass, size, and dimensions between the buildings. Explore different configurations of the northwest ramp. Reduce the mass of the building closest to the Arlington. Retain the geometric form to provide better access opening.
- 3) Provide openings to the market that offer a more traditional, transparent feel.
- 4) As proposed, the roof deck trees are too large. Provide more potted plants in the paseos.
- 5) Provide a more transparent landscaping approach on the second floor deck to allow views to the Arlington Theater.
- 6) Widen Paseo 125 by a minimum of 5 to 8 feet, optimally. Seriously study the transparency of Paseo 127 opening.
- 7) Compatibility Analysis: The project is in compliance with the required compatibility findings in terms of the mass, bulk and scale.

Action: Suding/Pujo 5/3/0. (Boucher/Murray/Sharpe opposed. Shallenberger absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:55 P.M. TO 4:02 P.M. ****

CONCEPT REVIEW - NEW

5. 112 W CABRILLO BLVD

HRC-1/SD-3 Zone

(4:02) Assessor's Parcel Number: 033-101-013
Application Number: MST2010-00260
Owner: County of Santa Barbara
Applicant: Robert Ooley, AIA, County Architect
(Proposal to install (5) new metal security gates within arch openings facing Cabrillo Blvd. with insignia of military branches on gates. The Veterans Memorial Building is designated as a **Structure of Merit**.)

(Historic Resource No Adverse Impact Findings required).

Present: Robert Ooley, County Architect
John Blankenship, Executive Director Veterans Museum and Library

Motion: Final Approval of the project with the following comments:

- 1) Cooperation between applicant, City and County is appreciated.
- 2) Significantly reduce the medallion sizes to be in scale with the existing building signage.
- 3) All gates are to match. Reduce gate opening heights to 7' - 6" or lower.
- 4) A thicker bottom rail with traditional detailing is recommended.
- 5) Installation of a frame behind the plaster arches is recommended to minimize visual impacts.
- 6) Minimize the use of tubular steel as much as possible.
- 7) A Malaga green color is preferred for the iron rather than pure black.

Action: Adams/Drury, 8/0/0. (Shallenberger absent.) Motion carried.

IN-PROGRESS REVIEW**10. 34 W VICTORIA ST**

C-2 Zone

(2:40)

Assessor's Parcel Number: 039-131-016

Application Number: MST2009-00266

Owner: Victoria Street Partners, LLC

Architect: Cearnal Andrulaitis Architecture

Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (old Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 78 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and development plan.)

(Project requires compliance with Planning Commission Resolution No. 009-10.)

This item was reviewed out of order.

Present: Brian Cearnal and Joe Andrulaitis, Architects
Margaret Caparelli, Applicant

Public comment opened at 3:18 p.m.

Kellam de Forest, local resident, commented on the Chapala Street elevation, elevator tower domes, and the market side entrance paseo.

Public comment closed at 2:20 p.m.

Motion: Continued four weeks.

Action: Sharpe/Murray 7/0/0. (Orías/Shallanberger stepped down.) Motion carried.

The Commission, either individually or collectively, had the following comments and/or suggestions:

1. Landscaping:

- a. The plant palette is diverse and very appropriate for the style of the building and the city's water requirements.
- b. The proposed street trees on Chapala Street are acceptable.
- c. Study thinning out every other tree on Victoria Street. The views to the Arlington Theater (Arlington) should be framed by landscaping rather than having a hedge of street trees.
- d. Study the amount of tall Washingtonian Fan Palms on the northeast corner that may begin to compete with the view of the tower. The tower should be the skyline element.
- e. Provide a smaller container than the proposed 48-inch box Sycamore.
- f. Study the massing of the Lemon Gum Eucalyptus tree on the northwest corner at the back-of-market with respect to the view to the Arlington.
- g. Study adding more pots in the paseos. There should be sparing use of the glazed pots; the terracotta pots will patina nicely. The pots in the paseos should be drawn on the plans to relative size, indicating their finish.

2. Architecture:

- a. The view of the west façade of the Arlington has been opened up satisfactorily, but study tree quantity and placement.
- b. The project will be a credit to the City and very much in keeping with the Andalusian style of architecture.
- c. Place the Arlington elevations behind the project's relevant elevations on the plans.
- d. One commissioner suggested that the details on the facades of the buildings on all sides be toned down to amplify the simplicity of the Arlington. At least three commissioners felt that the detailing has been beautifully and judiciously applied to the buildings with a delicate balance appropriate to the scale of the proposed buildings.
- e. The long rectangle of bay windows on the south elevation of the market should be broken up.
- f. The glass gateway on the north elevation of the lower court should be in a very restrained iron frame to make it look traditional.
- g. The gateway building should be restudied. The view of the Arlington through the main gateway building is important.
- h. Restudy the bridge behind the gateway.

SIGN COMMITTEE CONSENT CALENDAR (10:15):

See separate meeting minutes.

HLC CONSENT CALENDAR (11:00)**CONTINUED ITEM****A. 1210 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-183-019
Application Number: MST2005-00323
Owner: Granada Tower, LLC
Architect: Cearnal Andrulaitis, LLP

(This is a revised project description: **This structure is on the City's List of Potential Historic Resources.** Proposal to convert the 7th and 8th and a portion of the 9th floors (approximately 6,444 square feet) from office space to two residential condominium units. The project also includes replacing the existing exterior fire escape with a new stair tower, replacing the existing wood frame roof structure with a new steel frame roof structure, constructing a recessed rooftop mechanical equipment well with roof access stairs, adding rooftop dormers and windows, reopening existing window rough openings (two windows each on six floors), adding wrought iron railing at the 7th floor patio on the south elevation, and relocation of a temporary wireless antenna installation frame to the rooftop.)

(Review After Final of paint color change to the two existing wooden storefront systems on the tenant spaces flanking the theater entrance doors.)

Continued two weeks to the Consent Calendar to allow Commissioner Sharpe to conduct a site visit.

(Cross-reference: MST2004-00005)



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Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

March 8, 2011

09037.01.L05

Margaret L. Cafarelli
Urban Developments
913 De La Vina Street
Santa Barbara, CA 93101

UPDATED TRAFFIC IMPACT ANALYSIS FOR THE 34 WEST VICTORIA STREET MIXED-USE PROJECT - CITY OF SANTA BARBARA

Associated Transportation Engineers (ATE) has prepared the following updated traffic impact analysis for the 34 West Victoria Street Mixed-Use Project.

PROJECT DESCRIPTION

The project site is located at the corner of Chapala Street and Victoria Street in the downtown area of the City of Santa Barbara. Figure 1 (attached) shows the location of the project within the City. The project is proposing to redevelop the existing site, which was previously occupied by a 20,125 square-foot (SF) Von's Supermarket, with a mixed-use development consisting of a 15,222 SF(gross) public market, 7,911 SF (gross) of specialty retail space, and 3,645 SF (gross) of basement storage area that would be used by the market and specialty retail uses, and 37 residential condominium units. For this analysis, it is assumed that 3,000 SF of the retail space is used for restaurants, in order to provide a conservative analysis and to provide flexibility for future tenants of the building.

PROJECT TRIP GENERATION

Trip generation estimates were developed for the existing and proposed uses based on rates presented in the Institute of Transportation Engineers (ITE) Trip Generation report.¹ ATE also reviewed the Upper State Street Traffic Study and the trip generation assumptions contained in the traffic analysis completed for the proposed Whole Foods Supermarket Project in Santa

¹ Trip Generation, Institute of Transportation Engineers, 8th Edition, 2008.

Barbara in order to be consistent with the methodologies developed for similar land uses.² City staff also requested that the analysis of the retail area include a restaurant in order to provide a conservative analysis and to provide flexibility for future tenants of the building. The trip generation rates and pass-by assumptions used to calculate the trip estimates for the existing and proposed site uses are listed below.

Supermarket (Existing) and Market (Proposed). The ITE average rates for Supermarkets (Land Use Code #850) were used to estimate traffic for the existing Von's supermarket as well as the proposed public market component of the project. Based on ITE data, 64% of the market trips are primary trips and 36% are pass-by trips. Primary trips are trips with the sole purpose of visiting the site. Pass-by trips already exist on the adjacent street system and would stop at the site during their trip.

Condominiums (Proposed). The ITE average rates for Residential Townhomes/Condominiums (Land Use Code #230) were used to forecast traffic for the proposed residential component of the project.

Specialty Retail (Proposed). The ITE average rates for Specialty Retail Centers (Land Use Code #814) were used to forecast traffic for the retail component of the project. Because no A.M. peak data is available in the ITE Trip Generation manual, 3% of the Average Daily Trips (ADT) are assumed to occur during the A.M. peak period, pursuant to the San Diego Association of Governments (SANDAG) Traffic Generators report.³ Based on ITE data, 66% of the retail trips are primary trips and 34% are pass-by trips.

Restaurant (Proposed). The ITE average rates for Quality Restaurants (Land Use Code #931) were used to estimate traffic for the restaurant area that could be implemented in the retail building. Based on SANDAG data, 90% of the restaurant trips are primary trips and 10% are pass-by trips.

Basement Storage (Proposed). The analysis assumes that 2,145 SF of the proposed storage area would be allocated to the market use and that the remaining 1,500 SF would be allocated to the specialty retail component of the project. The supermarket and specialty retail rates were used to estimate traffic for the storage area to provide a worst-case estimate.

Table 1 presents the trip generation forecasts developed for the proposed project.

² Upper State Street-Traffic, Circulation, and Parking Study, Meyer, Mohaddes Associates, February 2007.
Whole Foods Development Traffic Study, Iteris, March 2008.

³ Traffic Generators, San Diego Association of Governments, 2002.

Table 1
Project Trip Generation

Land Use	Size	Pass-By	Average Daily		A.M. Peak Hour		P.M. Peak Hour	
			Rate	Trips	Rate	Trips	Rate	Trips
<u>Proposed</u>								
Market	15,222 SF	36%	102.24	996	3.59	35	10.5	102
Market Storage	2,145 SF	36%	102.24	140	3.59	5	10.5	14
Condominiums	37 Units	-	5.86	217	0.44	16	0.52	19
Specialty Retail	4,911 SF	34%	44.32	144	1.33	4	2.71	9
Retail Storage	1,500 SF	34%	44.32	44	1.33	1	2.71	3
<u>Restaurant</u>	3,000 SF	10%	89.95	<u>243</u>	0.81	<u>2</u>	7.49	<u>20</u>
Sub-Total:				1,784		63		167
<u>Existing</u>								
Supermarket	-20,125 SF	36%	102.24	-1,317	3.59	-46	10.5	-135
Total New Trips				+ 467		+ 17		+ 32

The data presented in Table 1 show that the project is forecast to generate a net increase of 467 average daily trips, 17 A.M. peak hour trips, and 32 P.M. peak hour trips.

The following assumption is noted regarding the project trip generation estimates.

- The project includes a mix of residential and commercial uses. Given the mix of uses, there will be some interaction between the proposed residential and commercial uses that will reduce the number of vehicular trips generated at the site. Those reductions were not quantified when assessing the potential traffic-related impacts in order to provide a conservative analysis.

PROJECT TRIP DISTRIBUTION

Trip distribution percentages for the project were developed based on data from the City's new traffic model as well as additional input from City staff. The project trip distribution percentages are presented in Table 3 and illustrated on Figure 3. Project-Added traffic volumes are presented on Figure 4. It is noted that the assignment of project traffic assumes the driveway access shown on the site plan, with access provided via the adjacent one-way segment of Chapala Street.

Table 3
Project Trip Distribution

Origin/Destination	Direction	Distribution %
U.S. Highway 101 (a)	North	15%
U.S. Highway 101 (b)	South	5%
Chapala Street-De la Vina Street (one-way pair)	North	5%
	South	5%
State Street	North	5%
	South	5%
Micheltorena Street	West	5%
Carrillo Street	West	5%
Local Downtown Area	NA	50%
Total		100%

- (a) Assumes 50% Inbound via Carrillo Street ramps and 50% Inbound via Mission Street Ramps.
Outbound via Arrellaga Street ramps.
- (b) Inbound and Outbound via Carrillo Street ramps.

CITY OF SANTA BARBARA IMPACT CRITERIA

The City of Santa Barbara's practice of assessing project-specific and cumulative traffic impacts entails assigning 5 or more peak hour vehicle trips through intersections within the project study area. This practice provides a statistical certainty for determining project-generated traffic additions at critical intersections on a day-to-day basis.

Project-Specific Threshold

A project-specific significant impact is deemed to have occurred if a development project would cause the V/C ratio at signalized intersections to exceed 0.770, or if the project would increase the V/C ratio by 0.010 at signalized intersections that already exceed 0.770. For unsignalized intersections, an average delay of 22 seconds per vehicle is considered to be the minimum standard and a significant impact is considered to have occurred if a project increases the amount of traffic traveling through an unsignalized intersection by greater than one percent (0.010).

Cumulative Threshold

A cumulative significant impact is deemed to have occurred if a development project would contribute traffic to a signalized intersection that is forecast to operate above V/C 0.770 with cumulative traffic volumes or would contribute traffic to an unsignalized intersection that is forecast to operate with more than 22 seconds of delay.

POTENTIAL IMPACTS

A.M. Peak Hour

The project is forecast to generate 17 A.M. peak hour trips. As shown on Figure 4, the project would not add 5 or more A.M. peak hour trips to the critical intersections located in the Carrillo Street or Arrellaga Street corridors. The project would therefore not generate significant project-specific or cumulative impacts to the intersections along these corridors.

The project would add more than 5 trips to the intersections in the immediate vicinity of the site on Chapala Street. Previous traffic counts conducted in this area show that these intersections operate at good levels of service (LOS A). The addition of project traffic would not generate significant project-specific or cumulative impacts at these locations.

P.M. Peak Hour

The project is forecast to generate 32 P.M. peak hour trips. As shown on Figure 4, the project would add more than 5 trips to the intersections in the immediate vicinity of the site on Chapala Street (including Chapala Street/Victoria Street and Chapala Street/Anapamu Street). Previous traffic counts conducted in this area show that these intersections operate at good levels of service (LOS A). The addition of project traffic would not generate significant project-specific or cumulative impacts at these locations.

The project would also add 6 trips to Carrillo Street/De La Vina Street intersection. The level of service data presented in the Plan Santa Barbara Existing Conditions Report indicate that this intersection is currently operating at LOS B during the P.M. peak hour. The addition of project traffic to the intersection would not change the level of service and would not generate significant project-specific or cumulative impacts.

This concludes our updated traffic impact analysis for the 34 West Victoria Street Project.

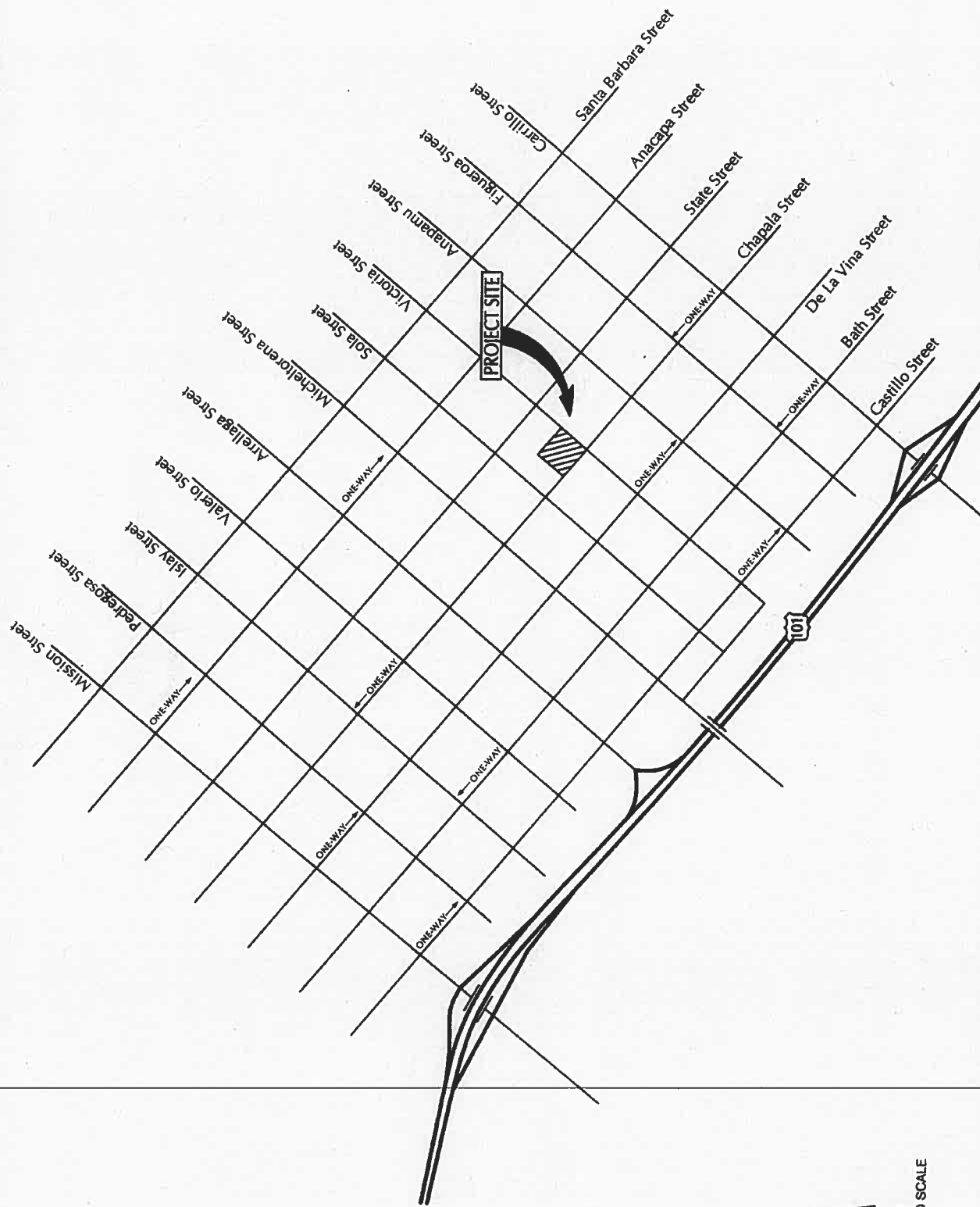
Associated Transportation Engineers

A handwritten signature in black ink, appearing to read 'Scott A. Schell'.

Scott A. Schell, AICP, PTP
Principal Transportation Planner

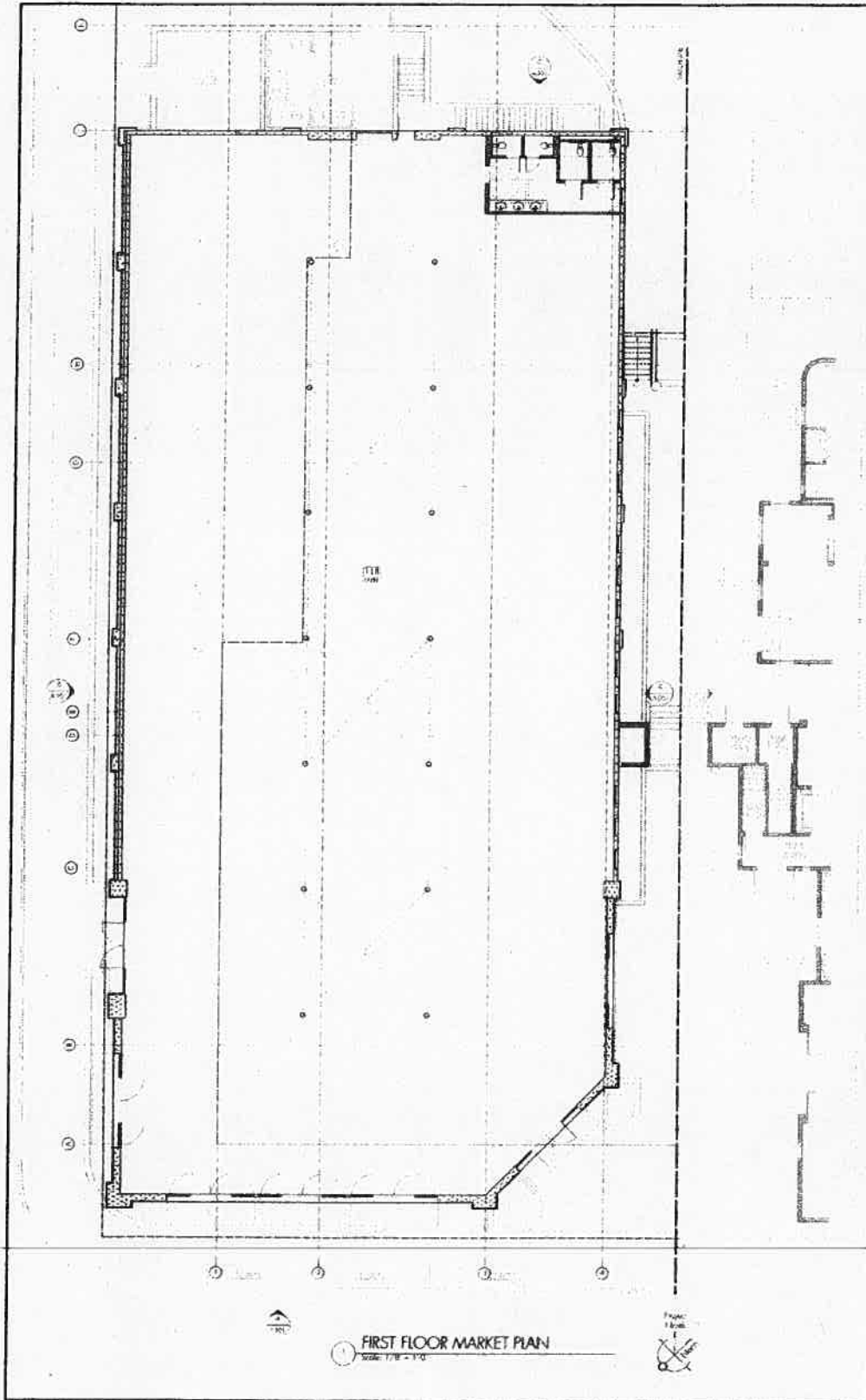
SAS/MMF

Attachments: Figures 1 - 4



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EXISTING STREET NETWORK AND PROJECT SITE LOCATION

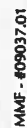


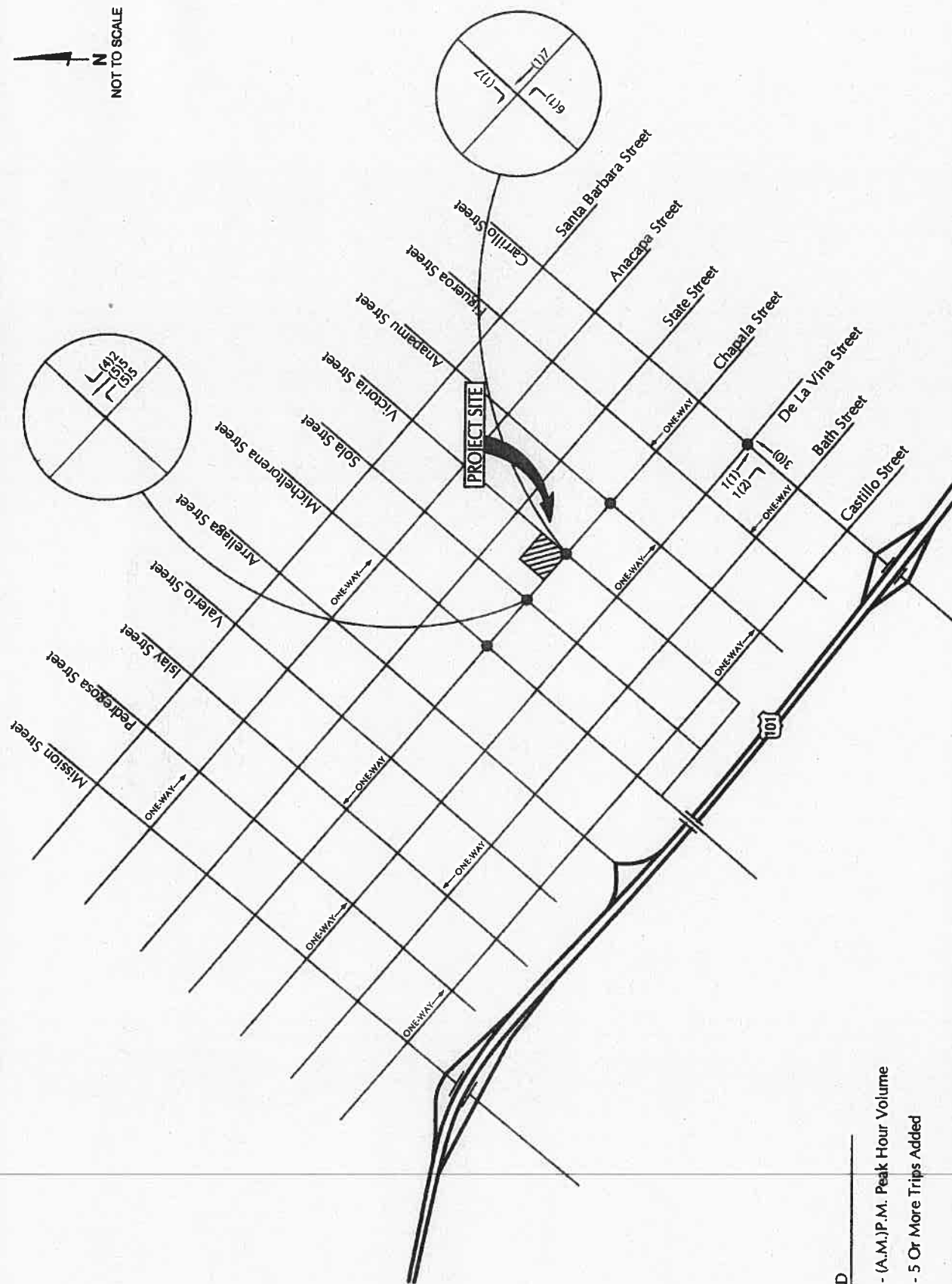
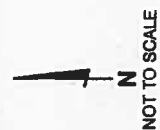
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PROJECT SITE PLAN

FIGURE 2

MMF - #09037.01





LEGEND

- XX - (A.M.)P.M. Peak Hour Volume
- - 5 Or More Trips Added



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PROJECT-ADDED TRAFFIC VOLUMES

FIGURE 4

MMF - #09037.01

PROJECTS WITH PRELIMINARY OR FINAL ECONOMIC DEVELOPMENT DESIGNATIONS

PROJECT/ADDRESS	PRELIM. DESIG. (Sq. Ft.)	FINAL DESIG. (Sq. Ft.)	STATUS/ COMMENT
Gateway Project (Miravant) 6100 Hollister Avenue MST97-00715		80,320	Approved 5/28/2000 Expired/Pending
Architectural Millworks 815 Quinientos Street MST97-00320		15,000	C of O 1/20/2004
Penfield and Smith 111 E Victoria St MST2002-00243		7,905	BP 2/11/2005
Software.com 630-634 Anacapa Street MST97-00520	26,493		Withdrawn
Alliance Manufacturing Software 1035 Chapala Street MST98-00051	30,257		Withdrawn
Fielding Institute 4151 Foothill Road MST2001-00840 MST2008-00496	22,499 22,499 1,703		Prelim with MST2001- 00840 Still Active
Santa Barbara Auto Gallery 352 Hitchcock Way MST2009-00015	7,925		Withdrawn
Airport Mobile Structure 500 Fowler Rd MST2002-00265		720	Approved 6/20/02
Cottage Hospital 320 W Pueblo St MST2003-00152		182,541 <u>+ 10,600</u> 193,141	Under Construction Add'l s.f. approved 10/19/10
Granada Theatre 1216 State St MST2004-00005		13,360	C of O
101 E Victoria MST2006-00758		2,703	Approved 12/23/2008
SUBTOTALS	24,202*	313,149	
ALLOCATED TO DATE: 337,351 SQFT* REMAINING UNALLOCATED: 541,447 SQFT			

11/22/2010

*Does not include SF from Software.Com, Alliance or SB Autogroup, which have been withdrawn

EXHIBIT F